

Brookline Preservation Commission

Local Historic District Report

Address: 89 Essex Street
District: Cottage Farm LHD
Applicant: Judith Paprin
Date Built: 1941
Architect: Raymond Stowell
Builder: Cedar Building Corporation



Statement of Significance:

Constructed on the site of the Howe Mansion, the house at 89 Essex is one of several late additions to the Cottage Farm Historic District. The architect, Raymond Stowell, was trained at MIT and his work as an interpreter of the Colonial Revival style was superior to that of many of his contemporaries in the sense that he understood how to adapt 18th century architecture to the early twentieth century while still maintaining the spirit of the historic style. Stowell designed a large number of the houses in the Chestnut Hill Golf Club development off Route 9. This house was built for Reginald Hubbard, a broker, and his wife Lillian. In 1991, an attached garage was converted into living space, and a new garage and connector were built.

Proposed Alterations:

The applicant is proposing to replace the existing 6"x4" wood gutters on the roof of the main body of the house with fiberglass gutters that resemble as closely as possible the outside dimensions and profile of the existing wood gutters. The gutters are proposed to be painted to match existing conditions. The fascia board will be repaired/replaced in kind with wood as necessary. There is no proposed change to the existing copper downspouts.

Applicable Guidelines:

- Wood gutters, when an integral part of an ornamental cornice or roof edge design, should be repaired and maintained. Copper gutters which duplicate the original molding profile or wood gutters may be considered as a replacement for wood gutters. Aluminum gutters should not be used except as like kind replacement.

Preliminary Findings:

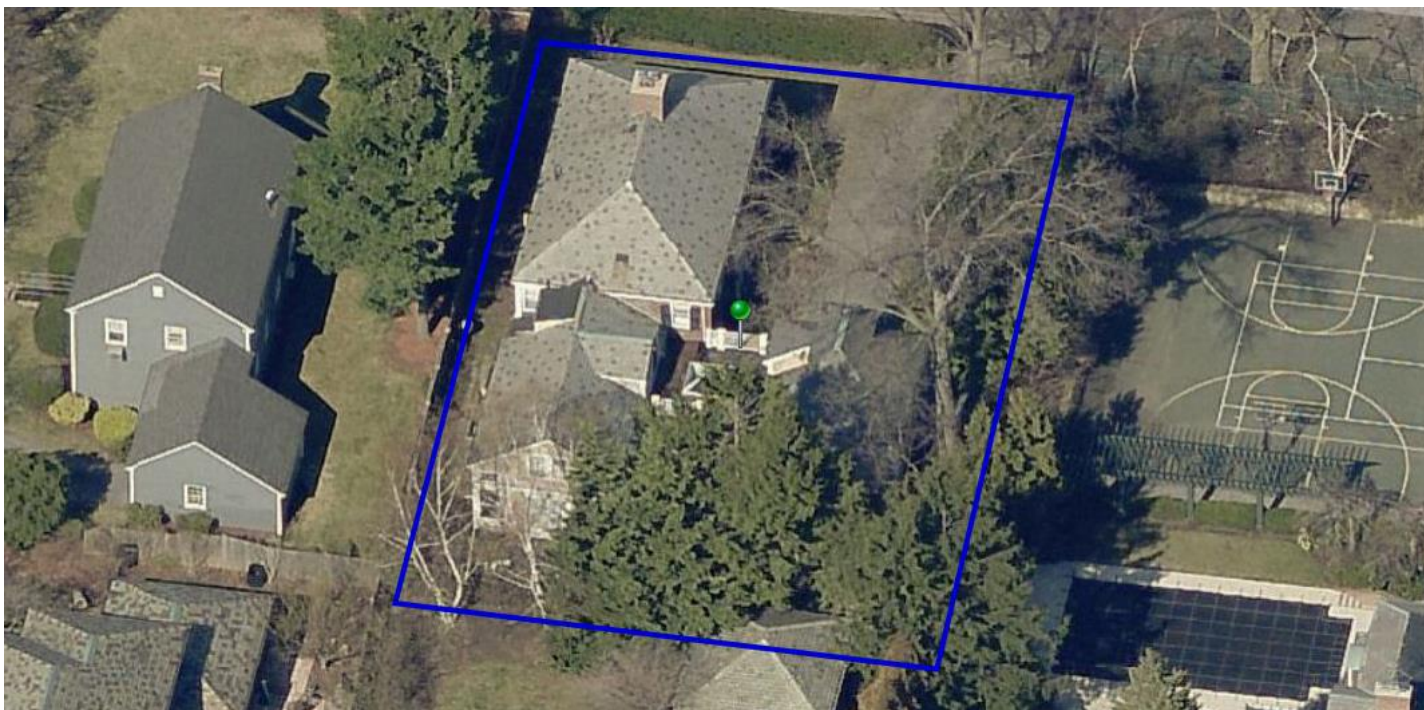
During the Commission's subcommittee meetings in regards to the Design Guidelines of Local Historic Districts, commissioners discussed and appeared interested in the possibility of allowing fiberglass or composite gutters in local historic districts, and have since approved fiberglass gutters in Pill Hill, Chestnut Hill North and Graffam McKay Local Historic Districts. This application appears consistent with those approvals as the applicant is proposing a material change to the deteriorating gutters only, with no change to the fascia or downspouts, and is proposing to match in dimension and profile, the existing wood gutters as closely as possible.



Aerial view of 89 Essex Street, looking east.



Aerial view of 89 Essex Street, looking south.



Aerial view of 89 Essex Street, looking west.



Aerial view of 89 Essex Street, looking north.



Photograph of the front and right side elevations, taken from Essex Street.



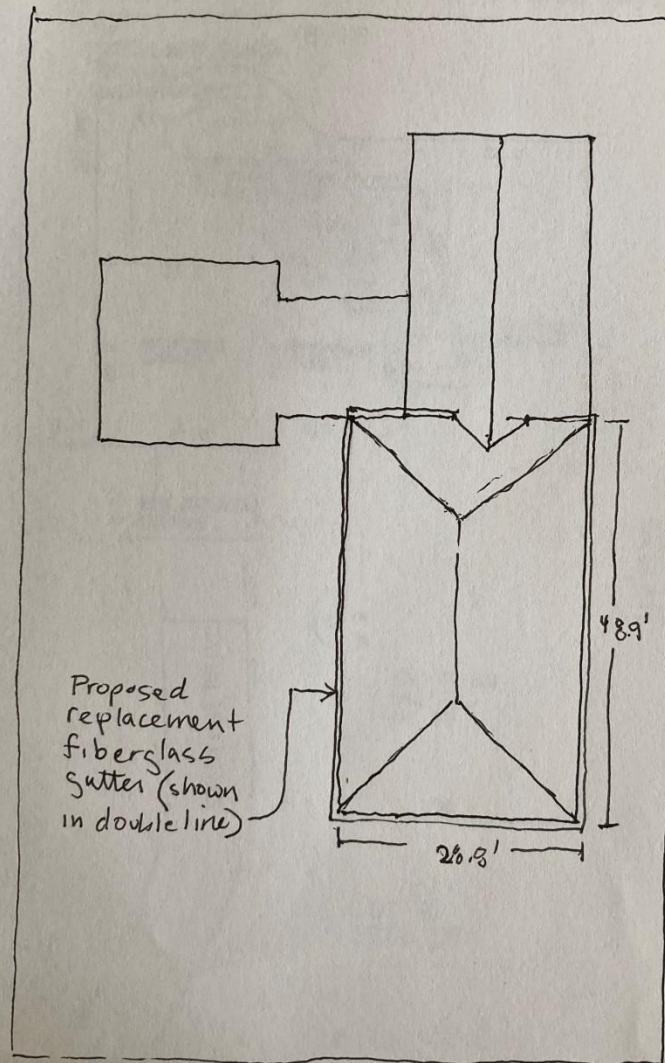
Close up photographs of conditions of the existing wood gutters



Photograph of the right side and rear elevation, taken on Essex Street towards the intersection with Ivy Street

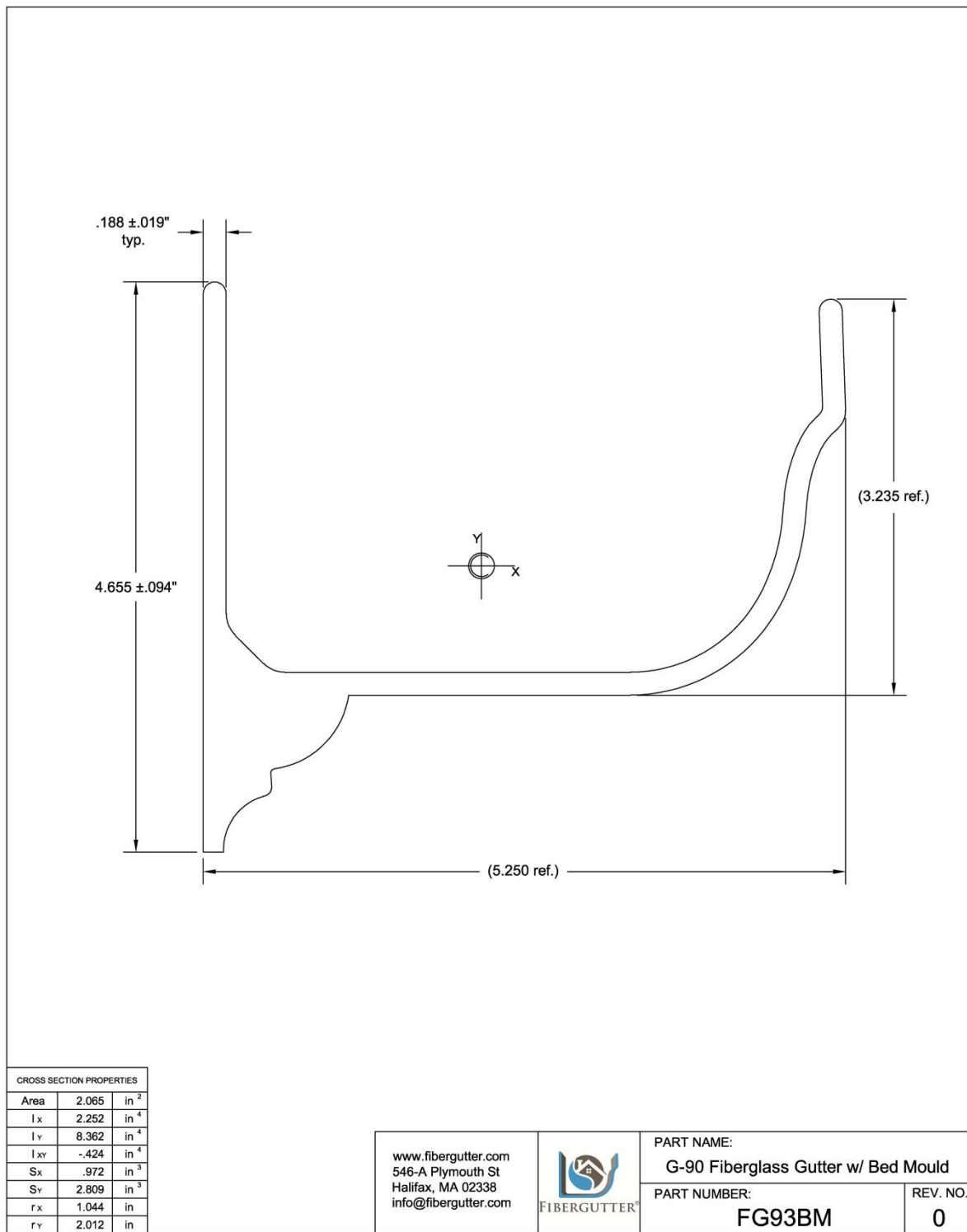


Photograph of the front elevation



89 ESSEX ST.
(taken from plot plan)

Sketch of a roof plan noting the location of the proposed replacement



Specification of proposed gutter and profile provided by Fiberglass